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DEC 15 1972

SFUND RECORDS CTR
2075574

RECORDING REQUESTED BY

5058

AND WHEN RECORDED MAIL TO

INTERNATIONAL PROPERTY DEV-
ELOPMENT CO.
900 Wilshire Blvd., Suite 606
Los Angeles, CA 90017

RECORDS
LOS ANGELES CO. CA
47 MIN. 4 P.M. DEC 15 1972

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SAME AS ABOVE

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHELL OIL COMPANY

a corporation organized under the laws of the state of DELAWARE
hereby GRANTS to INTERNATIONAL PROPERTY DEVELOPMENT CO., a California
corporation,

the following described real property in the CITY OF LOS ANGELES

County of LOS ANGELES State of California more particularly described
in Exhibit "A" attached hereto, EXCEPTING, EXCLUDING and RESERVING, for
a term of years commencing on the date hereof and ending upon the
expiration or earlier termination of that certain unrecorded Lease by
and between Grantor and Grantee dated as of December 15, 1972, a Short
Form of which is recorded on the date hereof as Instrument No. 7066 in
the Official Records of the Office of the Los Angeles County Recorder
the buildings, structures, improvements and fixtures now or hereafter
existing on that portion of the real property described in Exhibit "A"
hereto, which shall be and remain real property; and

RESERVING to Grantor an easement over that certain twenty-five (25) foot
wide strip of land as more particularly set forth in Exhibit "C" hereto.

Subject to all easements, covenants, conditions and restrictions of
record.

In Witness Whereof, said corporation, has caused its corporate name and seal to be affixed hereto and this deed
to be executed by its Executive Vice President and Assistant Secretary
thereunto duly authorized

Dated: December 12, 1972

SHELL OIL COMPANY

State of ~~TEXAS~~ TEXASCounty of ~~HARRIS~~ HARRIS

Dated: December 12, 1972

I, J. B. St. Clair, County Clerk of said State, do hereby certify that

the foregoing is a true and correct copy of the original as the same appears

in the records of my office.

In testimony whereof, I have hereunto set my hand and the seal of my office

at Houston, Texas, this 12th day of December, 1972.

Witness my hand and the seal of my office.

Notary Public in and for the State of Texas

My commission expires on the 12th day of December, 1973.

Notary Public in and for the State of Texas

My commission expires on the 12th day of December, 1973.

Notary Public in and for the State of Texas

My commission expires on the 12th day of December, 1973.

Notary Public in and for the State of Texas

My commission expires on the 12th day of December, 1973.

Notary Public in and for the State of Texas

My commission expires on the 12th day of December, 1973.

Title Order No. 7078637 AL

Instrument No. 7078637

B-166

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEC 15 1972

LEGAL DESCRIPTION

Lots 12, 13, 36, 37, 61 and 62 of Tract 4671 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 56, pages 30 and 31 of Maps, in the Office of the Los Angeles County Recorder.

Together with that portion of Rosemead Street adjoining Lots 13 and 36 and also together with that portion of Vermont Avenue adjoining Lot 37, abandoned as a public street by order of the Board of Supervisors of Los Angeles County, recorded in Book 6142, page 206, Official Records of Los Angeles County, lying north of the north line of James Street, as shown on said Map of Tract No. 4671.

EXCEPTING therefrom a 100 foot strip of land described in Deed to the Department of Water and Power of the City of Los Angeles dated June 18, 1942, recorded September 3, 1942, in Book 19574, page 48, Official Records of Los Angeles County.

Exhibit A

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1972.

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LEGAL DESCRIPTION

RESEARCH AREA - PARCEL 1
SOUTH OF DWP 100-FOOT RIGHT OF WAY

All that certain real property situate in the City of Los Angeles, County of Los Angeles, State of California, and being a portion of Lots 61 and 62 of TRACT NO. 4671 as recorded in Book 56 of Maps at pages 30 and 31, Records of Los Angeles County, said portion being more particularly described as follows:

Beginning at the southeast corner of said Lot 62, thence along the southerly lines of Lots 62 and 61 South 89° 52' 48" West 902.13 feet; thence leaving said southerly line North 0° 15' 29" West 233.81 feet to the southerly line of the Lands of the Department of Water & Power, City of Los Angeles as described in Deed recorded September 3, 1942 in Book 19574 at page 48 of Official Records of said County; thence along last said southerly line North 89° 54' 42" East 902.84 feet to the easterly line of said Lot 62; thence along said easterly line South 0° 05' 03" East 233.31 feet to the Point of Beginning.

Exhibit B

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RESERVATION OF PIPELINE EASEMENT

Excepting and reserving unto Grantor the right of way and easement at any time and from time to time to lay and install one or more underground pipe lines, together with underground connections, fittings and appurtenances, for the transportation of oil, petroleum or any of its products, gas, water and other substances or any thereof, along, through, under and across the lands hereinafter described, and to operate, maintain, preserve, protect, repair, replace, renew, alter, change the size of and remove the same; together with the right to do such clearing and to make such excavations, cuts, and fills with mechanical and other appliances and equipment or otherwise, as may be reasonably necessary or convenient to the exercise of the rights herein reserved; together also with the right of ingress to and egress from and over said lands, from public streets adjacent to said easement at locations approved from time to time by Grantee, which approval shall not be unreasonably withheld.

The lands hereinbefore referred to are the lands situated in the County of Los Angeles, State of California, more particularly described in Exhibit C-1 attached.

The Grantor shall exercise the rights herein reserved in such manner as to interfere as little as may be practicable with the Grantee's full use and enjoyment of said lands, but Grantee shall not erect any buildings or other permanent structures or plant trees or drill or excavate over any pipe line laid pursuant to this reservation or within such distance of any such pipe line as will damage or endanger the same or interfere with the maintenance or operation thereof. Notwithstanding the foregoing, Grantor agrees to promptly replace and restore at its sole expense any plants, grass, flowers or other landscaping and any sprinkler system equipment, and any parking lot surface, curbs, driveways or similar improvements which may be damaged or disturbed by it.

Grantee and its successors and assigns hereby reserve the right and option to relocate this right of way and easement once and only once if all of the following conditions precedent to such relocation are met:

1. Grantor must be given at least 60 days' prior written notice of the new location for said easement and the proposed date on which the pipeline or lines in said easement will be relocated.
2. The relocated easement shall have priority over any deed of trust or other encumbrance which arose after the recording of this easement.
3. All costs and expenses relating to such relocation shall be borne by Grantee.
4. Prior to relocation Grantee shall prepare for execution an amendment to this easement in form and substance satisfactory to Grantor, with appropriate subordination clauses, provided that said amendment shall state that all of the terms of this easement except the relocation provision shall remain in force and that only Exhibit A of this easement is amended.

1.

Exhibit "C"

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5. The new easement shall not overlap the easements which Grantor granted to Mobil Oil Corporation and Four Corners Pipe Line Company respectively in Instrument No. 3227 recorded in Book at page and Instrument No. 3228 recorded in Book at page of Official Records, Los Angeles County, California, unless Grantor has given his prior written consent to such overlap.

6. The new location and the timing for the relocation of this easement shall be mutually approved by Grantor and Grantee, and such approval shall not be unreasonably withheld by either party.

7. Grantor shall be given sufficient time, prior to actual relocation, to comply with all pertinent laws, statutes, ordinances, rules and regulations governing such relocation.

8. Once such relocation has been consummated, Grantor will quitclaim all of its right, title, and interest in the land abandoned as a result of such relocation.

Grantor and its successors and assigns hereby agree that Grantee has the right to construct and maintain, under, over, across, along, and through the right of way reserved hereby, all such rights of way, roads, rail lines, pipe lines, power lines, drainage lines and other utility lines and appurtenances thereto as may be required by Grantee from time to time provided these agreed rights shall not be exercised in a manner to unreasonably interfere with this easement.

This reservation and all the terms and provisions hereof shall bind and inure to the benefit of the respective heirs, lessees, licensees, successors and assigns of the Grantor and the Grantee.

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LEGAL DESCRIPTION

RESERVED EASEMENT IN GRANTOR SHELL OIL COMPANY

Two strips of land, 25 feet in width, being a portion of Lots 12, 13, 36, 37, 61 and 62, also a portion of Rosemead Avenue, vacated, 50 feet in width, lying between said Lots 13 and 36, said lots and Rosemead Avenue being shown on the map of Tract No. 4671, recorded in Book 56 Pages 30 and 31 of Maps, in the office of the County Recorder of the County of Los Angeles, State of California, also that portion of Vermont Avenue, adjoining said Lot 37, abandoned as a public street by order of the Board of Supervisors of Los Angeles County, recorded in Book 6142 Page 206 of Official Records of said County. The north line of said 25 foot strips of land, being described as follows:

STRIP NO. 1:

Beginning at a point in the east line of said Lot 62, distant North 0° 05' 03" West 233.31 feet from the intersection of said east line and the north line of Del Amo Boulevard, 50 feet in width, said point also being on the south line of that certain 100 foot strip of land described in a deed to the Department of Water and Power of the City of Los Angeles, dated June 18, 1942, recorded September 3, 1942 in Book 19574 Page 48 of Official Records of said County; thence along said south line, South 89° 54' 42" West 1312.36 feet to the west line of said Lot 61.

STRIP NO. 2:

Beginning at a point in the west line of Vermont Avenue, 30 feet in width, distant North 1° 38' 40" West 234.12 feet from the intersection of said west line and the north line of Del Amo Boulevard, 50 feet in width, said point also being in the south line of said Department of Water and Power 100 foot wide strip; thence along said south line, South 89° 54' 50" West 1670.59 feet; South 88° 33' 06" West 880.93 feet and South 82° 53' 46" West 50.06 feet to a point in the east line of Normandie Avenue, 66 feet in width, said point being distant North 0° 04' 30" West 214.03 feet from the intersection of said east line and the north line of said Del Amo Boulevard.

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